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SALES | LETTINGS | MANAGEMENT



## 14 Harding Road, Ormskirk, Merseyside L40 7UJ

**£1,475 Per month**

Nestled on Harding Road in the charming town of Burscough, Ormskirk, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The interior has recently been redecorated, providing a fresh and inviting atmosphere throughout.

The house boasts two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise space and light, creating a warm and inviting environment. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the large driveway, which provides ample parking for up to three vehicles. This is a significant advantage in today's busy world, offering convenience and peace of mind.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The combination of its prime location, generous living space, and modern updates makes this property a must-see.

In summary, this detached house on Harding Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely property your own.

### Hallway

With stairs to 1st floor

### Front Lounge



### Rear Dining room



With sliding double glazed patio doors to rear garden.

### Fitted Kitchen



Range of matching wall and base units, radiator, double glazed window, oven with four ring gas hob, fridge/freezer

### Ground floor WC

With low level WC, wash hand basin, double glazed window, radiator.

### Utility room

Being plumbed for washing machine, rolled edged work surfaces, radiator, door to rear garden.

### Integral Garage

Part divided and housing combi boiler

### Landing

With door to storage cupboard, loft access.

### Front bedroom 1



With sliding mirrored wardrobes, radiator, double glazed window to front elevation, door to en-suite

### En-suite



With built in shower cubicle, low level W.C., wash hand basin.

### Rear Bedroom 2



With fitted sliding mirrored doors wardrobes, double glazed window, radiator

### Front bedroom 3



With fitted sliding mirrored wardrobes, radiator, double glazed window

### Rear Bedroom 4



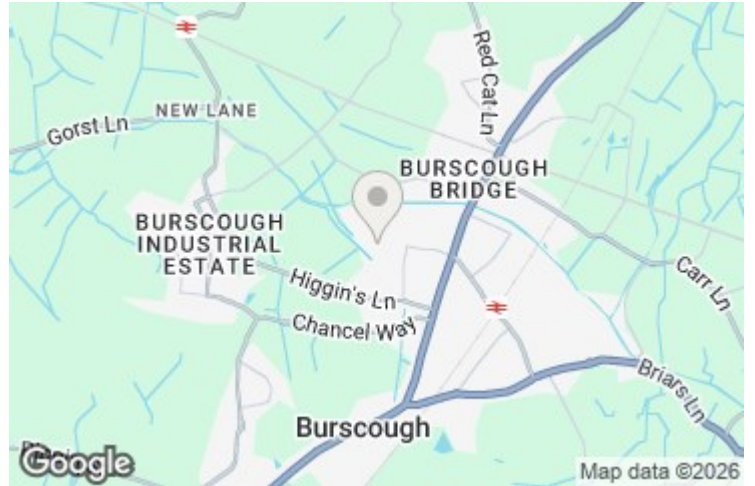
With fitted sliding mirrored wardrobes, radiator, double glazed window.

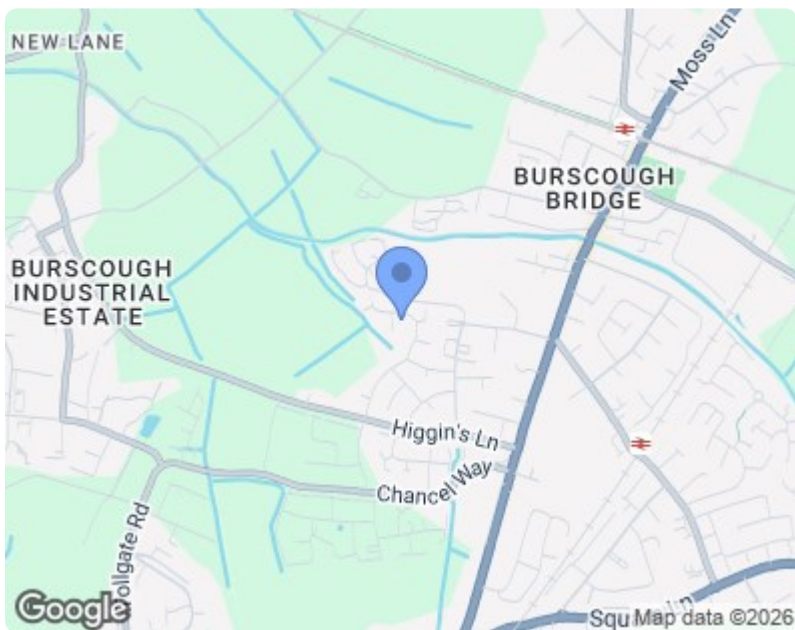
### Front garden

With driveway leading to garage, laid to lawn, planting borders.

### Rear Garden

Having the benefit of not being overlooked, fenced boundaries, lawned area, paved patio area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	